



ASCENT
REAL ESTATE PARTNERS



FORT MILL, SC

1974 CAROLINA PLACE DR

523 - 4,000 SF RETAIL/OFFICE SPACE FOR LEASE

220 - 4,000 SF FOR LEASE

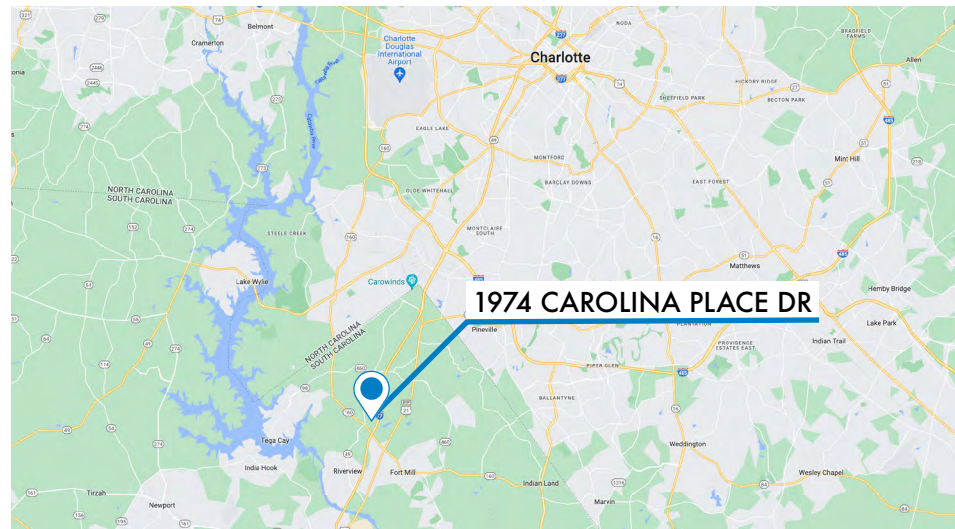
1974 CAROLINA PLACE DR

FORT MILL, SC

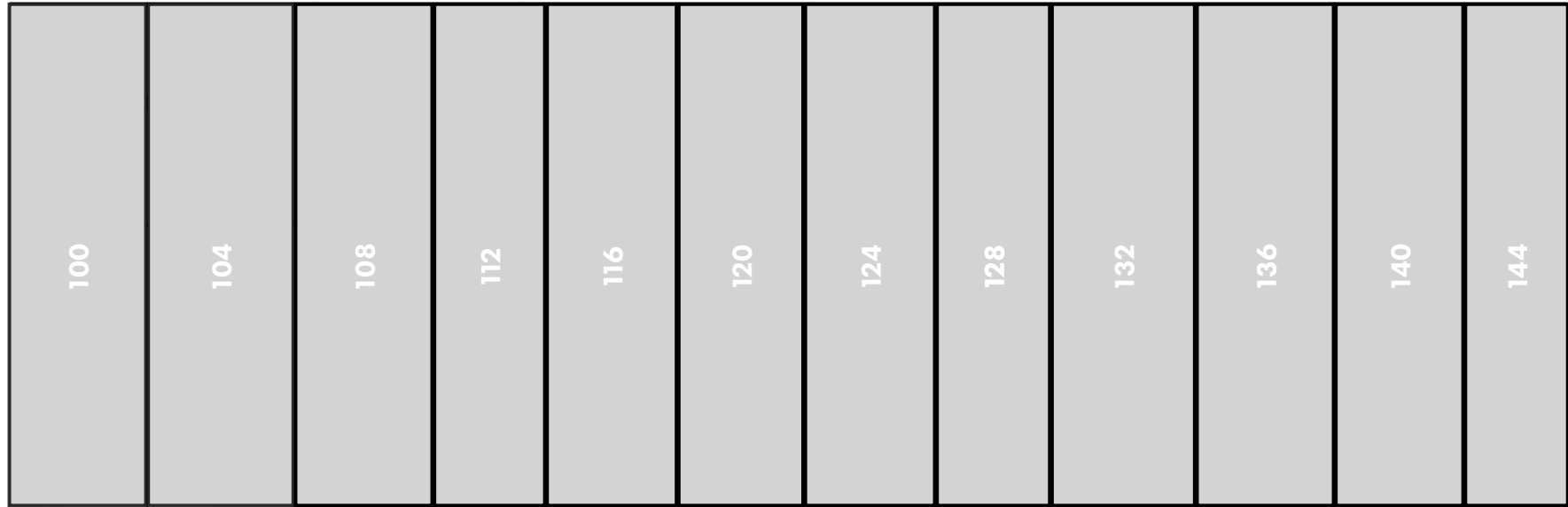


PROPERTY INFORMATION

- 40,000 SF business center located in Fort Mill, SC.
- Flex and 2nd floor Office spaces available for lease
- Recent exterior renovations including exterior paint, updated landscaping throughout site, and enhanced signage programing for upstairs tenants
- Recently completed interior updates for 2nd floor office users including new paint and flooring throughout common areas
- As a tenant at 1974 Carolina Place Dr, you will enjoy the benefits of convenient access to HWY-160, I-77, Fort Mill, Rock Hill, and Charlotte (10 minutes).



FIRST FLOOR



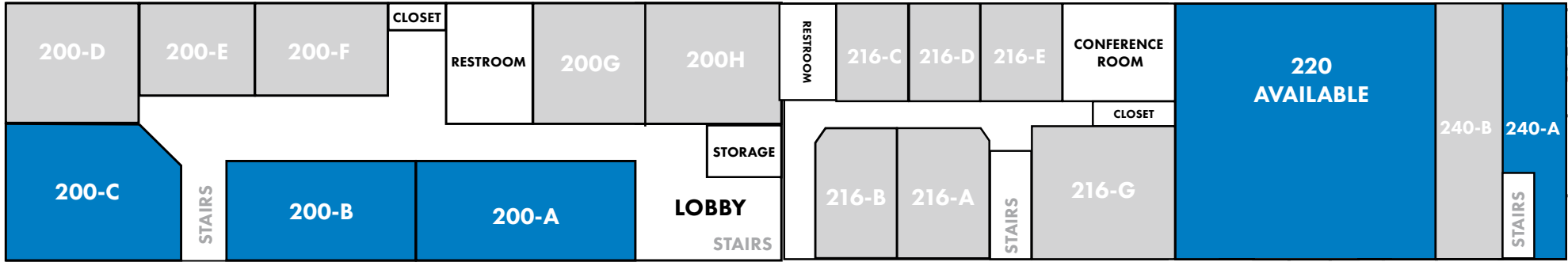
FRONT ENTRANCES / PARKING

SUITE	TENANT	SF
100	Gifted Youth Music & Arts Studios	2,000
104	Workhorse Shared Services	2,000
108	Wood Restoration of Fort Mill	2,000
112	Carolina Tint Pros	2,000
116	Harris Intergrated Solution	2,000
120	GoForth Pest Control	2,000

SUITE	TENANT	SF
124	Artistic Embroidery	2,000
128	Edmondson Restoration	2,000
132	Technology Engineering Corporation	2,000
136	Milton Pets Styling	2,000
140	Kashmer Interactive	2,000
144	Faith Connections Ministry	2,000

SECOND FLOOR
BLDG 200

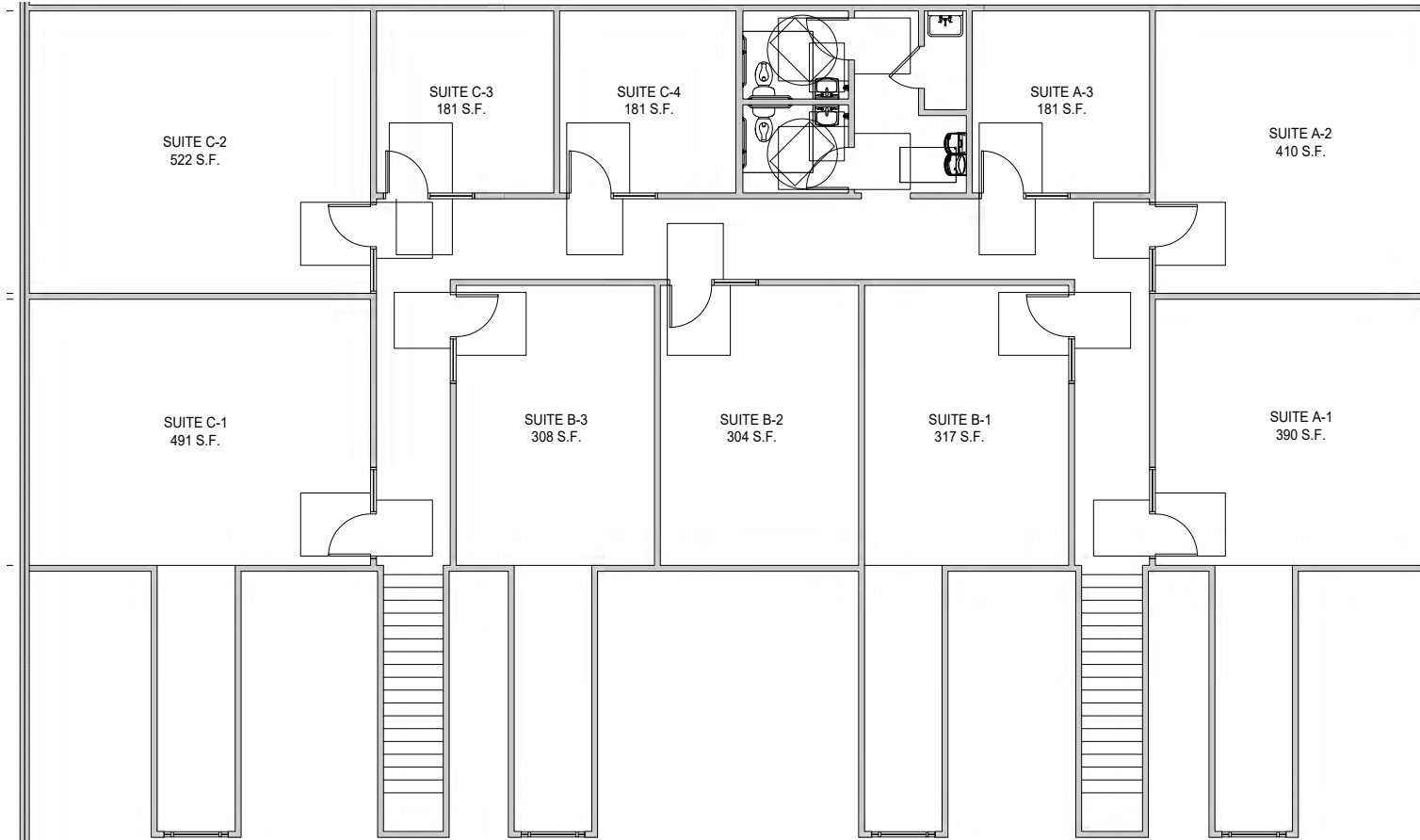
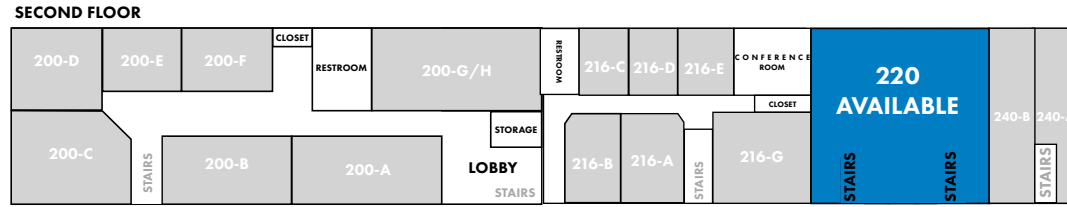
BLDG 216-240



SUITE	TENANT	SF
200-A	AVAILABLE	523
200-B	AVAILABLE	565
200-C	AVAILABLE	590
200-D	Nijel Noir Skin Studio	300
200-E	Pure Home Comfort Homecare	220
200-F	Counseling Services	234
200-G	Servpro	330
200-H	Servpro	330

216-A	Simpex Medical	435
216-B	E.R. Plumbing Services	435
216-C	Rod's Barber Lounge	266
216-D	Little Truck Solutions	264
216-E	American Transport Services	267
216-G	E-Z Driving School	480
220	AVAILABLE	4,000
240-B	Integrity Immigration Services	1,117
240 - A	AVAILABLE FOR SUBLEASE	1,117

SUITE 220

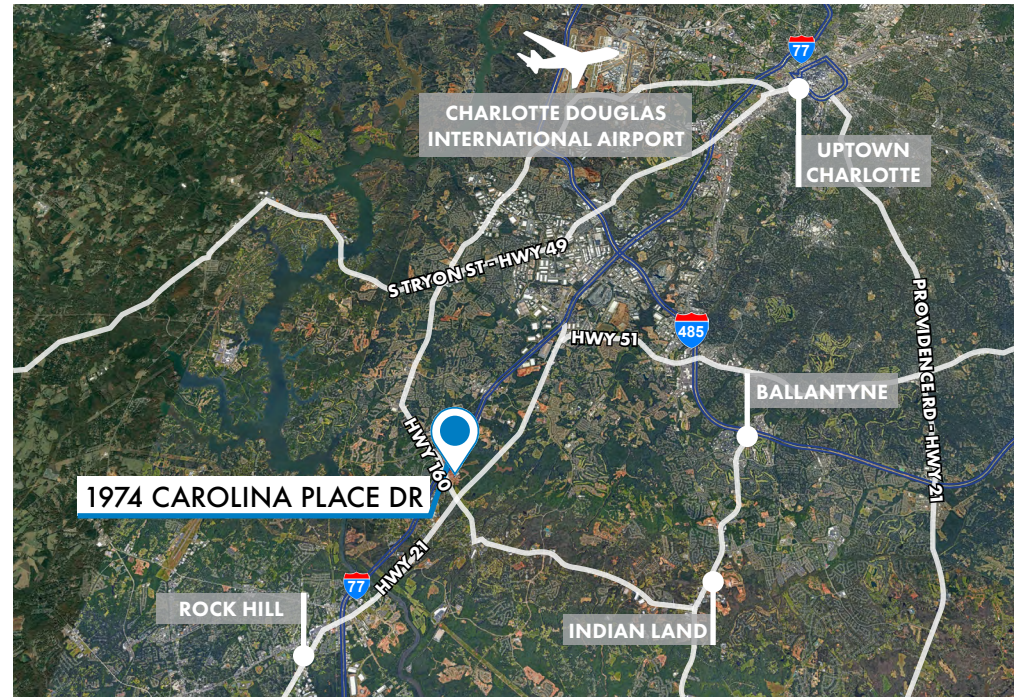


AREA OVERVIEW

1974 CAROLINA PLACE DRIVE
523 - 4,000 SF AVAILABLE FOR LEASE



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	36,285	47,480	121,759
Projected Population (2026)	7,561	57,142	145,078
Median Age	39.3	40.6	39.4
Household Income	\$126,585	\$122,532	\$114,629
Median Home Value	\$356,759	\$323,249	\$296,315
Employees	5,080	14,012	32,621





UPSTAIRS - SUITE 220



REAR PARKING LOT/DRIVE-IN DOORS